

Lyon Township
2025 Land Value Analysis & Determination

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Acreage Parcels (all classes)			Net Acres	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale
				Land Residual	Land Residual	Land Residual				
004-012-007-0120	W MAPLEHURST DRIVE	05/08/23	\$11,000	\$11,000	\$11,000	0.74	\$14,865	\$0.34		
004-012-007-0035	OAKWOOD DRIVE	09/25/23	\$11,000	\$11,000	\$11,000	1.18	\$9,322	\$0.21		
004-001-007-1000	ROSEMARIE TRAIL	06/03/22	\$10,000	\$10,000	\$10,000	1.22	\$8,197	\$0.19		
004-020-010-0300	W HIGGINS LAKE DRIVE	06/06/22	\$17,000	\$17,000	\$17,000	1.31	\$12,947	\$0.30		
004-010-014-0180	116 POTAWATOMI TRL	12/22/22	\$22,000	\$22,000	\$22,000	1.48	\$14,905	\$0.34		
008-004-011-0261	3886 W SCHOOL	06/27/23	\$11,000	\$11,000	\$11,000	1.50	\$7,333	\$0.17		
004-010-014-0170	POTAWATOMI TRAIL	01/16/23	\$21,000	\$21,000	\$21,000	1.52	\$13,816	\$0.32		
007-025-003-0085	7658 HILLCREST RD	12/09/22	\$27,500	\$27,500	\$27,500	1.76	\$15,625	\$0.36		
004-002-015-0015	11140 OLD ORCHARD COURT	03/18/24	\$28,000	\$28,000	\$28,000	1.84	\$15,251	\$0.35		
004-020-010-0325	W HIGGINS LAKE DRIVE	12/22/22	\$16,000	\$16,000	\$16,000	2.06	\$7,782	\$0.18		
004-020-010-0327	W HIGGINS LAKE DRIVE	12/22/22	\$16,000	\$16,000	\$16,000	2.10	\$7,619	\$0.17		
004-010-014-0200	POTAWATOMI TRAIL	06/07/23	\$39,000	\$39,000	\$39,000	2.61	\$14,943	\$0.34		
004-004-010-4400	W PINEWOOD DRIVE	04/08/22	\$28,000	\$28,000	\$28,000	2.69	\$10,417	\$0.24		
004-016-009-0180	FLAG POINT DRIVE	09/21/23	\$35,000	\$35,000	\$35,000	3.15	\$11,111	\$0.26		
004-015-008-0360	N CUT ROAD	05/11/22	\$24,000	\$24,000	\$24,000	3.23	\$7,430	\$0.17		
004-003-008-0300	11576 IVY RD	04/13/23	\$27,500	\$27,500	\$27,500	3.33	\$8,258	\$0.19		
004-003-003-0080	N CUT ROAD	12/19/23	\$40,000	\$40,000	\$40,000	3.80	\$10,526	\$0.24		
004-002-013-0038	FAIRWAY DRIVE	07/15/22	\$15,500	\$15,500	\$15,500	3.82	\$4,057	\$0.09		
004-020-007-0380	W HIGGINS LAKE DRIVE	08/24/22	\$45,000	\$45,000	\$45,000	3.98	\$11,318	\$0.26		
006-030-002-0055	AQUA RD	05/27/22	\$25,000	\$25,000	\$25,000	4.55	\$5,495	\$0.13		
004-002-009-0030	W PINEWOOD DRIVE	07/29/22	\$35,000	\$35,000	\$35,000	4.80	\$7,292	\$0.17	004-002-009-0035	
004-030-002-0095	EASEMENT	02/03/23	\$42,000	\$42,000	\$42,000	4.81	\$8,739	\$0.20		
004-030-002-0090	7861 PECK DR	07/07/22	\$52,000	\$52,000	\$52,000	4.81	\$10,802	\$0.25		
004-003-013-0040	W PINEWOOD DRIVE	05/11/22	\$19,500	\$19,500	\$19,500	4.86	\$4,012	\$0.09		
008-007-004-0060	LAKEWOOD DR	03/05/24	\$27,500	\$27,500	\$27,500	4.96	\$5,544	\$0.13		
004-004-022-0090	11926 BAYER ROAD	07/29/22	\$34,000	\$34,000	\$34,000	5.11	\$6,654	\$0.15		
004-012-007-0250	ALLEN COURT	08/04/22	\$27,500	\$27,500	\$27,500	5.13	\$5,365	\$0.12		
004-004-004-0065	W PINEWOOD DRIVE	04/21/23	\$34,000	\$34,000	\$34,000	6.50	\$5,231	\$0.12		
008-003-014-0250	N CUT	03/01/24	\$77,500	\$77,500	\$77,500	9.86	\$7,860	\$0.18		
008-009-009-0080	MARKEY RD	05/24/22	\$46,500	\$46,500	\$46,500	9.96	\$4,667	\$0.11		
004-024-004-0020	WHEELER ROAD	03/08/24	\$49,900	\$49,900	\$49,900	10.00	\$4,990	\$0.11		
007-020-006-0080	ROOT RD	11/14/23	\$50,000	\$50,000	\$50,000	10.00	\$5,000	\$0.11		
008-016-009-0020	3397 N MARKEY	02/02/24	\$27,000	\$27,000	\$27,000	10.72	\$2,519	\$0.06	008-016-009-0040	
008-025-016-0140	1051 N ROSCOMMON	10/19/22	\$25,000	\$25,000	\$25,000	10.77	\$2,322	\$0.05		
007-023-016-0080	7148 W BIRCH RD	11/10/22	\$15,000	\$15,000	\$15,000	11.77	\$1,274	\$0.03		
004-024-013-0020	WHEELER ROAD	06/02/22	\$63,000	\$63,000	\$63,000	20.05	\$3,143	\$0.07		
008-025-013-0030	N ROSCOMMON RD	06/01/23	\$28,000	\$28,000	\$28,000	23.22	\$1,206	\$0.03		
008-016-008-0190	MARKEY RD	09/18/23	\$68,500	\$68,500	\$68,500	29.15	\$2,350	\$0.05		
006-033-006-0020		06/17/22	\$42,000	\$42,000	\$42,000	40.00	\$1,050	\$0.02		
008-007-016-0020	GARDNER RD	12/08/23	\$125,000	\$125,000	\$125,000	40.00	\$3,125	\$0.07		

008-010-009-0020 CUT RD 03/10/23 \$120,000 40.11 \$2,992 \$0.07
 008-035-013-0020 08/16/22 \$34,500 40.26 \$857 \$0.02
 004-025-010-0020 N EVERETT ROAD 09/26/22 \$196,000 79.12 \$2,477 \$0.06

Land Values (as applied)

Estimated Land Values	
Enter the Estimated Land Value for each of these sizes.	
1 Acre:	17,000
1.5 Acre:	22,425
2 Acre:	23,000
2.5 Acre:	25,300
3 Acre:	27,600
4 Acre:	33,400
5 Acre:	36,225
7 Acre:	40,250
10 Acre:	46,000
15 Acre:	51,750
20 Acre:	63,000
25 Acre:	75,000
30 Acre:	82,500
40 Acre:	100,000
50 Acre:	112,500
100 Acre:	200,000

Lyon Township
2025 Land Value Analysis & Determination

Lakefront

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table	Type
007-014-016-0062	6564 W HIGGINS LAKE DRIVE	07/19/23	\$979,000	\$369,783	50.0	328.0	0.37	\$7,396	\$988,725	\$22.70		LAKEFRONT FF VALUES	NO RD IN FRONT
007-015-001-0050	8452 W HIGGINS LAKE DRIVE	06/30/23	\$845,940	\$608,322	75.0	475.0	0.82	\$8,111	\$743,670	\$17.07		LAKEFRONT FF VALUES	NO RD IN FRONT
007-015-004-0141	8266 W HIGGINS LAKE DRIVE	10/25/23	\$530,000	\$353,170	41.0	668.0	0.58	\$8,614	\$608,914	\$13.98		LAKEFRONT FF VALUES	NO RD IN FRONT
007-015-013-0070	8046 W HIGGINS LAKE DRIVE	06/15/22	\$1,205,000	\$749,516	75.0	319.0	2.78	\$9,994	\$269,707	\$6.19	007-015-013-0200	LAKEFRONT FF VALUES	NO RD IN FRONT
007-233-019-0000	335 CLARE BOULEVARD	09/01/23	\$884,500	\$656,147	75.0	200.0	0.34	\$8,749	\$1,907,404	\$43.79		LAKEFRONT FF VALUES	NO RD IN FRONT
007-233-022-1000	100 BATTLE CREEK AVENUE	02/24/24	\$775,000	\$586,671	75.0	200.0	0.34	\$7,822	\$1,705,439	\$39.15		LAKEFRONT FF VALUES	NO RD IN FRONT
007-330-020-0000	208 LAKESHORE DRIVE	07/21/22	\$865,000	\$748,876	91.0	202.0	0.42	\$8,229	\$1,774,588	\$40.74		LAKEFRONT FF VALUES	NO RD IN FRONT
007-422-009-1000	9494 W HIGGINS LAKE DRIVE	05/16/22	\$1,395,000	\$455,432	75.0	432.0	0.74	\$6,072	\$612,140	\$14.05		LAKEFRONT FF VALUES	NO RD IN FRONT
007-430-055-0000	9380 PARK VIEW TRAIL	09/29/22	\$825,000	\$610,457	50.0	125.0	0.14	\$12,209	\$4,268,930	\$98.00		LAKEFRONT FF VALUES	NO RD IN FRONT
007-450-017-1000	8880 W HIGGINS LAKE DRIVE	07/31/23	\$905,000	\$696,122	75.0	726.0	1.25	\$9,282	\$558,898	\$12.78		LAKEFRONT FF VALUES	NO RD IN FRONT
007-450-023-1000	8860 W HIGGINS LAKE DRIVE	12/21/23	\$540,000	\$415,052	35.0	123.0	0.10	\$11,859	\$4,192,444	\$96.25		LAKEFRONT FF VALUES	NO RD IN FRONT
007-451-011-1000	8786 W HIGGINS LAKE DRIVE	09/18/23	\$520,000	\$439,962	100.0	147.0	0.34	\$4,400	\$1,305,525	\$29.97		LAKEFRONT FF VALUES	NO RD IN FRONT
007-662-033-0000	104 HAINES AVENUE	07/14/23	\$675,000	\$523,098	51.0	237.0	0.28	\$10,257	\$1,888,440	\$43.35		LAKEFRONT FF VALUES	NO RD IN FRONT
007-773-028-0000	8530 W HIGGINS LAKE DRIVE	08/10/23	\$1,200,000	\$908,089	125.0	251.0	0.72	\$7,265	\$1,261,235	\$28.95		LAKEFRONT FF VALUES	NO RD IN FRONT
007-451-005-0000	8830 W HIGGINS LAKE DRIVE	06/02/23	\$1,245,000	\$520,673	75.0	112.0	0.19	\$6,942	\$2,697,788	\$61.93		LAKEFRONT FF VALUES	ROAD IN FRONT
007-712-010-0000	245 SAM O SET BOULEVARD	01/30/23	\$800,000	\$345,129	96.1	117.3	0.26	\$3,591	\$1,332,544	\$30.59		LAKEFRONT FF VALUES	ROAD IN FRONT
007-713-015-0001	336 AKRON STREET	07/29/22	\$170,000	\$108,748	30.8	108.8	0.16	\$3,531	\$701,600	\$16.11		LAKEFRONT FF VALUES	ROAD IN FRONT

Land Value (as applied)

Type	S/ff	\$/sqFt.
No Road in Front	\$8,175	\$52.50
Road in Front	\$4,825	\$32.55

Lyon Township

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Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table
007-220-002-0000		07/14/22	\$25,000	\$25,000	565.7	583.5	2.55	0.79	\$44	\$9,792	007-220-001-0000, 007-220-003-0000	OFF LAKE SUBS A
007-220-031-0000		05/16/22	\$7,200	\$7,200	144.6	234.6	0.78	0.78	\$50	\$9,243	007-220-035-0000	OFF LAKE SUBS A
007-220-034-0000		06/30/23	\$10,000	\$10,000	329.6	349.7	1.34	0.88	\$30	\$7,440		OFF LAKE SUBS B
007-310-042-0000		05/10/22	\$2,500	\$2,500	43.0	100.0	0.12	0.12	\$58	\$21,739		OFF LAKE SUBS B
007-310-052-0000		06/10/22	\$10,500	\$10,500	81.2	89.0	0.20	0.20	\$129	\$51,471		OFF LAKE SUBS B
007-320-010-0000		09/19/22	\$6,100	\$6,100	67.4	160.0	0.28	0.28	\$90	\$22,182		OFF LAKE SUBS B
007-350-150-1000		12/15/22	\$15,000	\$15,000	100.0	100.0	0.23	0.23	\$150	\$65,217		OFF LAKE SUBS B
007-350-281-0000		12/02/22	\$16,000	\$16,000	395.0	100.0	1.01	1.01	\$41	\$15,842		OFF LAKE SUBS B
007-350-343-1000		06/24/22	\$10,000	\$10,000	465.0	100.0	1.26	1.26	\$22	\$7,918		OFF LAKE SUBS B
007-350-347-0000		05/26/23	\$8,000	\$8,000	141.4	200.0	0.46	0.46	\$57	\$17,429		OFF LAKE SUBS B
007-350-367-0000		10/11/23	\$8,000	\$8,000	200.0	100.0	0.46	0.46	\$40	\$17,429		OFF LAKE SUBS B
007-350-375-0000	450 BEECHWOOD DRIVE	11/30/22	\$11,500	\$11,500	100.0	100.0	0.23	0.23	\$115	\$50,000		OFF LAKE SUBS B
007-350-381-0000		03/08/24	\$6,000	\$6,000	100.0	100.0	0.23	0.23	\$60	\$26,087		OFF LAKE SUBS B
007-350-491-1000		06/14/22	\$5,000	\$5,000	100.0	100.0	0.23	0.23	\$50	\$21,739		OFF LAKE SUBS B
007-350-643-0000		11/23/22	\$16,000	\$16,000	200.0	400.0	0.46	0.12	\$80	\$34,783	007-350-644-0000, 007-350-645-0000, 007-350-646-0000	OFF LAKE SUBS B
007-350-650-0000		11/30/22	\$5,500	\$5,500	50.0	100.0	0.12	0.12	\$110	\$47,826		OFF LAKE SUBS B
007-367-048-1000		08/24/23	\$20,000	\$20,000	105.0	100.0	0.24	0.24	\$190	\$82,988		OFF LAKE SUBS B
007-609-014-2000	228 IRONWOOD ROAD	08/17/23	\$27,000	\$27,000	141.4	200.0	0.46	0.46	\$191	\$58,824		OFF LAKE SUBS B
007-642-033-0000		11/30/22	\$20,000	\$20,000	75.0	100.0	0.17	0.17	\$267	\$116,279		OFF LAKE SUBS C
007-705-016-0000		08/23/22	\$52,500	\$52,500	197.9	365.0	0.86	0.45	\$265	\$61,118		OFF LAKE SUBS C
007-706-029-0000		03/24/23	\$15,000	\$15,000	103.3	205.0	0.48	0.48	\$145	\$31,579	007-705-017-0000	OFF LAKE SUBS C
007-722-011-1000		05/27/22	\$45,900	\$45,900	275.0	200.0	0.63	0.46	\$167	\$72,742		OFF LAKE SUBS C
007-725-015-1000	233 CLEVELAND STREET	05/04/22	\$17,500	\$17,500	95.7	166.7	0.46	0.46	\$183	\$38,126	007-722-017-0000, 007-722-035-0000	OFF LAKE SUBS C
007-740-044-0000		08/26/22	\$8,000	\$8,000	50.0	100.0	0.12	0.12	\$160	\$69,565		OFF LAKE SUBS C
007-741-010-0000		12/22/23	\$12,000	\$12,000	75.0	100.0	0.17	0.17	\$160	\$69,767		OFF LAKE SUBS C
007-746-029-0000		02/21/23	\$13,000	\$13,000	100.0	100.0	0.23	0.23	\$130	\$56,522		OFF LAKE SUBS C
007-750-020-0000		12/08/23	\$24,000	\$24,000	200.0	400.0	0.46	0.12	\$120	\$52,174		OFF LAKE SUBS C
007-750-024-0000		07/20/23	\$12,000	\$12,000	70.7	200.0	0.23	0.23	\$170	\$52,174		OFF LAKE SUBS C
Totals:			\$429,200	\$429,200	4,571.9		14.46	10.97	Average per SqFt=>	Average per SqFt=>		
					\$94		29.68393		\$0.68			

Basis: Improved sales only, at there were no vacant land sales. Typically in this area, land values using vacant sales only run 30% of the value of improved sales only.

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table
007-237-017-0000	332 CLARE BOULEVARD	02/16/23	\$289,000	\$160,216	70.7	200.0	0.23	\$2,266	\$696,591		OFF LAKE SUBS D
007-237-019-0000	337 ALMA BOULEVARD	10/31/23	\$163,000	\$85,800	100.0	100.0	0.23	\$858	\$373,043		OFF LAKE SUBS D
007-242-028-0000	320 ALMA BOULEVARD	06/01/22	\$122,000	\$62,547	100.0	100.0	0.23	\$625	\$271,943		OFF LAKE SUBS D
007-244-001-0000	403 SAGINAW AVENUE	12/29/23	\$124,500	\$66,967	75.0	100.0	0.30	\$893	\$222,482		OFF LAKE SUBS D
007-244-005-0000		11/22/23	\$157,500	\$44,587	125.0	200.0	0.29	\$357	\$155,355	007-244-004-0000	OFF LAKE SUBS D
007-330-061-0000	123 LAKESHORE DRIVE	07/08/23	\$284,900	\$144,191	107.1	277.0	0.58	\$1,346	\$249,035		OFF LAKE SUBS D
007-330-110-0000	207 WEST ROAD	03/28/24	\$285,000	\$133,710	92.1	286.0	0.51	\$1,452	\$264,249		OFF LAKE SUBS D
Totals:			\$1,425,900	\$698,018	669.9		2.36	Average per SqFt=>	Average per SqFt=>		
					\$1,042			\$6.78			

Land Values (as applied):

Off Lake Subs A	\$41
Off Lake Subs B	\$65
Off Lake Subs C	\$178
Off Lake Subs D	\$313

Lyon Township
2025 Land Value Analysis

Private Lake Access

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table
007-130-005-0000	6230 W HIGGINS LAKE DRIVE	08/22/22	\$595,000	\$256,724		86.2	0.24	0.24	\$2,978	\$1,056,477	\$24.25		PRIVATE LAKE ACCESS
007-130-009-0000	104 JAYS DRIVE	08/31/22	\$820,000	\$399,657		94.8	0.24	0.24	\$4,216	\$1,658,328	\$38.07		PRIVATE LAKE ACCESS
007-351-033-0000	120 NORWAY ROAD	07/17/23	\$199,900	\$124,718		51.2	0.12	0.12	\$2,434	\$1,030,727	\$23.66		PRIVATE LAKE ACCESS
007-351-064-0000	1404 GOLFVIEW DRIVE	09/30/22	\$240,000	\$91,601		104.5	0.25	0.25	\$877	\$372,362	\$8.55	007-351-063-0000	PRIVATE LAKE ACCESS
007-351-067-1000	212 HEMLOCK ROAD	03/17/23	\$190,000	\$20,291		160.0	0.37	0.37	\$127	\$55,289	\$1.27		PRIVATE LAKE ACCESS
007-351-072-0000	208 LAKEVIEW DRIVE	06/01/22	\$240,000	\$5,950		100.0	0.23	0.23	\$60	\$25,870	\$0.59		PRIVATE LAKE ACCESS
007-351-092-0000	117 HEMLOCK ROAD	11/17/23	\$177,400	\$51,876		141.4	0.46	0.46	\$367	\$113,020	\$2.59		PRIVATE LAKE ACCESS
007-351-179-0000	214 CHESTNUT ROAD	07/18/23	\$125,000	\$57,523		63.0	0.15	0.15	\$913	\$396,710	\$9.11		PRIVATE LAKE ACCESS
007-351-181-0000	206 CHESTNUT ROAD	08/19/22	\$180,000	\$74,463		75.0	0.17	0.17	\$993	\$432,924	\$9.94		PRIVATE LAKE ACCESS
007-680-021-0000	133 SHORT AVENUE	11/15/23	\$350,000	\$254,227		50.0	0.12	0.12	\$5,085	\$2,210,670	\$50.75		PRIVATE LAKE ACCESS
007-680-034-0000	126 KENMORE AVENUE	04/20/22	\$280,000	\$169,512		67.5	0.16	0.16	\$2,511	\$1,093,626	\$25.11		PRIVATE LAKE ACCESS
Totals:			\$3,397,300	\$1,506,542		993.7	Average 2.49	604,066.56	Average per SqFt=>		\$13.87		
				\$1,516			Average per Net Acre=>						

Land Value (as applied)
Hillcrest #1 & Shoppenagon Lodge \$615/ff
All others \$2650/ff